



**CAHAYA**  
**KRISTAL**  
By ENCORP

# Radiating Lives

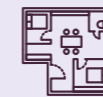
Immerse yourself in the calming natural surroundings of the South China Sea with exclusive units that offer you a breathtaking panoramic view. Situated within the city of Kota Kinabalu, Cahaya Kristal presents the perfect blend of urban convenience and the beauty of nature.

Experience the best of both worlds as you enjoy the vibrant cityscape alongside the tranquil environment.

Truly a place that has it all for an enticing lifestyle.



## Highlighted Features



**Practical & Well-Optimised Space**



**Strategically Located Close to Kota Kinabalu City Centre**



**Convenience Lifestyle with Matured Amenities**



**Low Density Condo with Only 166 Units**



**Spectacular Sea View of South China Sea**



**Close Proximity to Tourism Destinations**



**Excellent Connectivity & Transportation**



Living and Dining  
Artist Impression

Bedroom  
Artist Impression



Gym  
Artist Impression

# Facility Podium

@ LEVEL 7

## Modern Pleasures Within Your Own Home

Experience a new standard of living where facilities are thoughtfully curated to create a harmonious living environment, enhancing your well-being and ensuring that you make the most of life.



### Legend

- ① Gym
- ② Multi Purpose Room
- ③ Swimming Pool
- ④ Children Pool
- ⑤ Female Toilet
- ⑥ Male Toilet



Swimming Pool  
Artist Impression

# Floor Plan

**TYPE A**  
790 SQ.FT.



**TYPE B**  
530 SQ.FT.



**TYPE A1**  
790 SQ.FT.



**TYPE B1**  
530 SQ.FT.



# Specifications

Structure	Reinforced concrete foundation and framework.	
Walls & Partitions	All internal and external walls to be Concrete Block cement plaster externally & skim coat for internal wall except toilet walls to be brick walls.	
Roofing	Color bond metal roofing sheet with fibre wools & one layer of aluminium foil insulation. Car porch roof to be color bond metal roofing sheet.	
Ceiling	Skim coat and paint to living room, dining area, kitchen, study, utility, balcony and yard. All toilet to be cement board and paint.	
Windows	All windows to be powder coated aluminium with casement window c/w glazing ; Top hung type to all toilets window.	
Doors	A. Main Entrance Door :	Fire Rated Door
	B. All other Rooms Door :	Plywood Flush Doors
	C. Bathroom & Store Room Door :	Plywood Flush Doors
	D. Balcony Door :	Powder Coated Aluminium Sliding Door.
Floor Finishes	A. Living, Dining & Kitchen	Ceramic / Homogeneous Tiles
	B. Master Bedroom, Study Room & Utility Room	Laminated Timber Flooring
	C. Bath 1 & 2	Non-Slip Ceramic / Homogeneous Tiles
	D. Balcony & Yard	Non-Slip Ceramic / Homogeneous Tiles
Wall Finishes	A. Kitchen	5'high ceramic tiles; above to be skim coat and paint up to ceiling.
	B. Baths	Full high ceramic tiles up to ceiling.
	C. Skim coat and paint to all internal walls	
Bath Room / Toilet	To be installed with quality modern sanitary fittings / amenities.	
Kitchen	To be installed with one single-bowl aluminium sink with one water tap.	
Paintings	All interior wall surfaces to be painted with emulsion paint. All exterior wall surfaces to be painted with weather resistant paint.	
Sanitary and Plumbing	All sanitary and plumbing installation to Public Works Department standard.	
Electrical	All electrical wiring to be concealed with conduits to S.E.S.B. standard.	
Other	All items mentioned above are subject to variations, modifications and substitutions as imposed by the relevant Authorities OR as recommended by the Developer's Architect without prior notice.	

# Stay Connected To Everything With Ease

Strategically situated just 8.3km drive from Kota Kinabalu Centre, within 3.5km distance from Kota Kinabalu International Airport (KKIA) and minutes away from the renowned Tanjung Aru Beach. It offers excellent connectivity to Jalan Keapayan and Jalan Lintas.

## Shopping & Leisure

Aeropod Commercial Square	1.2km
Imago Shopping Mall	4.1km
Centre Point Sabah	5.1km
Oceanus Waterfront Mall	5.8km
Jesselton Duty Free	7.3km
Suria Sabah Shopping Mall	7.4km
City Mall Shopping Centre	9.0km
EG Shopping Mall	9.3km

## Education

International University College of Technology	5.0km
Almarest International College	5.5km
Sayfol College	7.0km
MSU College	7.0km
University Malaysia Sabah	7.3km
Tshung Tsin Secondary School	7.7km
Kinabalu International School	9.1km
Open University Malaysia	9.1km
Jesselton International School	10.0km
Jesselton University College	10.0km
Unitar International University	10.6km

## Sports & Recreation

Perdana Park	3.0km
Sutera Harbour Marina & Country Club	3.2km
Prince Philip Park	3.6km
Kinabalu Golf Course	3.7km
Tun Fuad Stephens Park	8.7km
Likas Sports Complex	9.3km
Sabah Golf & Country Club	9.4km

## Healthcare Centres

Queen Elizabeth Hospital	3.0km
Gleneagles Hospital Kota Kinabalu	3.9km
KPJ Sabah Specialist Hospital	9.9km
Jesselton Medical Centre	10.0km

## Transportation Hubs

Tanjung Aru Railway Station	1.4km
Kota Kinabalu International Airport	2.9km
Terminal Bas Bandaraya	6.9km
Jesselton Point Ferry Terminal	7.3km

## Tourism Attractions

Filipino Market	6.0km
Waterfront Night Market	6.2km
Signal Hill Observatory Tower	6.7km
Jesselton Point Ferry Terminal	7.3km

